

**ARIZONA BILTMORE ESTATES VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING**

MINUTES

February 15, 2010

MEMBERS PRESENT ARE CHECKED:

James Bell	X
Camille Ercolano	
Marcia Finberg	X
Steve Goldston	X
Stephen Hoffman	X
Heather Litton	X
Mark Monserez	X
Harvey Shrednick	X
Dr. Arnold Serbin	X
L.A Shafkind	X
Jay Swart	X

ABEVA STAFF PRESENT: Roberta Peterson, Executive Director and Beryl Ross, Administrative Assistant

Guests: Bill Mee from Colony Biltmore Greens, Jemeille Ackourey and Karl Polen from Taliverde

CALL TO ORDER: President, Harvey Shrednick, called the meeting to order
At 5:30 PM.

SELECTION OF OFFICERS: President – James Bell
Vice-President – Heather Litton
Treasurer – Stephen Hoffman
Secretary – Marcia Finberg

OPEN FORUM: Three homeowners expressed concerns about the gate being installed on the Grand Paseo by the two associations north of Lincoln.

APPROVAL OF MINUTES: A **MOTION** was made by Mark Monserez, seconded by Jay Swart and passed to approve the January 18, 2009 Meeting Minutes.

FINANCIAL REPORT: Stephen Hoffman had been out of town so Heather Litton gave a report that late fee payments are up however, nothing out of order. A **MOTION** was made by Marcia Finberg, seconded by Harvey Shrednick and passed to acknowledge receipt of the January 18, 2009 Financial Reports.

EXECUTIVE DIRECTOR REPORT

CBIV Tennis Courts - Marcia Finberg attended the Colony Biltmore IV monthly meeting and reported that the association agreed to level the tennis courts. They have to get new bids and next month they will attempt to pass a special assessment. Colony Biltmore IV plans to eventually make the land a garden. The tennis courts had been offered for sale to the Resort and the Golf course, but both declined.

Greeter Facility – Steve Goldston made a **MOTION** (see attached), seconded by Heather Litton and discussed. A vote was taken and by a majority of 8 to 1, did not pass.

Grand Paseo – Bill Mee informed Roberta Peterson that gates were being installed on the Grand Paseo North of Lincoln. Roberta spoke with the property manager who informed her that the communities “Joint Maintenance Committee” approved the fencing and gate with the approval of the city who said there was no easement there. Roberta asked them to stop until ABEVA has time to assess the issue. A **MOTION** was made by Mark Monserez, seconded by Jay Swart and passed to have the legal committee meet with Mr. Lou Stahl who is on the Joint Maintenance Committee.

ABEVA Committees – Postponed until next meeting

ABEVA Guidelines – The ABEVA Guidelines are very old and in need of updating due to legislative changes. Bill Hogan had started this, however it was never completed. An Ad Hoc committee was formed with Bill Mee, L.A. Shafkind and Roberta Peterson. Roberta will have a map ready to show the areas that ABEVA is responsible for.

Various Emails – Roberta wanted to know if the board wanted her to respond to any of the e-mails that was sent in there packet. Jay Swart will respond to Rich Richardson and Steve Skarphol.

COMMITTEE REPORTS

CEVPC – Jay Swart reported that there were no new cases presented to CEVPC.

Claremont Committee – Heather Litton reported – No changes in the previous month.

Legal Committee – At the meeting on Jan. 18th it was authorized to have the legal committee discuss with Scott Schirmer and his group, the drafting and signing of a written agreement that ABEVA is not responsible for any cost associated with the Greeter House.

Jim Bell spoke with Mr. Schirmer after the meeting to attempt to set up a date and time to meet, however Mr. Schirmer had no interest in talking.

Security Committee – Jay Swart reported that the new Rav4 SUV had been purchased and awaiting the decals. Securitas is providing the new decals with the patrols phone number on them. The Rav4 should be ready by this Thursday the 18th.

Jay is meeting with the Commander of the Phoenix Police Department in regards to better safety.

NEW BUSINESS – Marcia Finberg will be reviewing the Brief before it goes to print.

ADJOURNMENT - A **MOTION** was made by Mark Monserez, which was seconded by Jay Swart and passed to adjourn the meeting at 6:45p.m.

Respectfully submitted,

Beryl Ross, Recording Secretary

ABEVA Board Member

A PROPOSED
RESOLUTION OF THE
BOARD OF DIRECTORS
ABEVA
February 15, 2010

WHEREAS, the Board has previously expressed displeasure with the proposed erection of the security gate on Thunderbird Trail; and
WHEREAS, the overriding sentiment expressed at the ABEVA Annual Meeting, held on February 10, 2010, was that the community is not in favor of the security gate; therefore
BE IT RESOLVED, that the Board continue to express to the Biltmore Hotel management its displeasure with the erection of the guard house, in substantially the form of a letter as follows:

Nick Woods:

Andrew Stegen's remarks at the ABEVA Annual Meeting on Wednesday night, February 10, 2010, brought new insight to the Biltmore community residents regarding the Hotel's plans for the start of the major remodeling project as well as the construction of the guard house on Thunderbird Trail.

I think it is fair to say that those in attendance at the meeting were stunned to hear that while the hotel remodeling probably won't begin for a number of years, plans were still going ahead to shortly begin to build the unmanned guard house. The disconnect permeated the audience.

It should also be noted that the slate of five candidates who lobbied hard for the guard house was totally rejected, in an election that had more total votes cast (almost 50% of the residents) than any in the recent past.

Conditions and attitudes have certainly changed since the guard house agreement was signed. ABEVA urges you to seriously think about delaying the implementation of this project with the suggestion that it be cancelled altogether.

Cc Andrew Stegen